

**CITY OF LONG BEACH
PLANNING COMMISSION AGENDA
333 W. Ocean Boulevard – (562) 570-6321
(562) 570-6068 FAX
December 1, 2005
CITY COUNCIL CHAMBER**

PUBLIC HEARING

1:30 PM

CALL TO ORDER

ROLL CALL

Gentile, Greenberg, Jenkins, Rouse, Sramek, Stuhlbarg,
Winn

PLEDGE OF ALLEGIANCE

MINUTES

SWEARING OF WITNESSES

Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.

GUIDE FOR PERSONS INTENDING TO SPEAK

This guide has been prepared as an aid so that you will be able to express your opinions briefly and clearly before the Commission and thus increase the effectiveness of your presentation. **Remarks are generally limited to 3 minutes.**

1. State your **Name** and **Address**.
2. **Organization** you represent if any.
3. State whether **For or Against** the proposal.
4. Your **Statement** should include all pertinent facts within your knowledge; avoid gossip, emotion and repetition. It is important to discuss only those matters relating to the hearing and to tie your discussion of the facts directly to the decision you wish the Commission to reach. A clear, concise and non-repetitive argument is impressive.

Written Testimony

In order to have written material included in the Planning Commissioner's mailed Agenda Packet, twelve (12) copies of the material must be delivered to the Department of Planning and Building, Planning Bureau, no later than ten (10) calendar days before the date of the Planning Commission Hearing. Written material that is presented to the Planning Commission after this date and up to 1:00 p.m. the day of the Planning Commission Hearing, will be included in the Commissioners Agenda folder, but may not be reviewed by individual Commissioners due to the amount of material that the Commissioners have to review for the Agenda. Material presented to the Commission at the Hearing will be part of the record but also may not be reviewed by individual Commissioners.

CONSENT CALENDAR

**1A. Case No. 0503-18
CE No. 05-49**

Conditional Use Permit, Local
Coastal Development Permit

(Lemuel, Hawkins,
Project Planner)

RECOMMENDATION:

**John Bitterly, Planning Consortium Inc.
1424 East Broadway
(Council District 2)**

A Conditional Use Permit and Local Coastal Development Permit to Construct and Maintain a Roof-Mounted Cellular and Personal Communication Facility, Consisting of a Eight (8) Panel Antennas and Accessory Equipment.

Approve the Conditional Use Permit and Local Coastal Development Permit, subject to conditions.

**1B. Case No. 0509-16
CE 05-172**

Tentative Tract Map,
Condominium Conversion, Local
Coastal Development Permit

(Steve Gerhardt,
Project Planner)

RECOMMENDATION:

**Ryan Bumgarner
141 Corona Avenue
(Council District 3)**

Request for Approval of Tentative Tract Map No. 63569 and Approval of a Local Coastal Development Permit to Convert Three (3) Residential Dwelling Units into Condominiums.

Approve Tentative Tract Map No. 63569, subject to conditions.

**1C. Case No. 0509-32
CE 05-183**

Tentative Tract Map,
Condominium Conversion

(Steve Gerhardt,
Project Planner)

RECOMMENDATION:

**Cheryl Vargo
1042 Gladys Avenue
(Council District 4)**

Request for Approval of Tentative Tract Map No. 64605 to Convert Eight (8) Residential Dwelling Units into Condominiums.

Approve Tentative Tract Map No. 64605, subject to conditions.

1D. Case No. 0509-34
CE No. 05-184
Conditional Use Permit

(Lemuel, Hawkins,
Project Planner)

RECOMMENDATION:

Paul Gerst, Sequoia Deployment Services
379 Newport Avenue
(Council District 3)

A Conditional Use Permit to Construct and Maintain a Roof-Mounted Cellular and Personal Communication Facility, Consisting of a Twelve (12) Panel Antennas and Accessory Equipment.

Approve the Conditional Use Permit, subject to conditions.

1E. Case No. 0509-36
Tentative Parcel Map

(Lemuel, Hawkins,
Project Planner)

RECOMMENDATION:

David T. Yang
1764 Orizaba Avenue
(Council District 4)

Request for Approval of Tentative Parcel Map No. 064584 for Construction of a Two (2)-Unit Condominium.

Approve Tentative Parcel Map No. 064584, subject to conditions.

CONTINUED ITEMS

2. Case No. 0505-01
Tentative Parcel Map,
Condominium Conversion,
Standards Variance

(Derek Burnham,
Project Planner)

RECOMMENDATION:

Joann Wahl
525 Ximeno Avenue
(Council District 3)

Request for Approval of Tentative Tract Map No. 063304 to Convert Five (5) residential dwelling Units to Condominium, with Standards Variance Request for Exceeding the Allowable Lot Coverage and Floor Area Ratio, and Providing Less than the Required Usable Open Space.

Approve Tentative Tract Map No. 063304 and the Standards Variance Requests.

REGULAR AGENDA

3. Case No. 0509-35
Conditional Use Permit

(Lemuel, Hawkins,
Project Planner)

Paul Gerst, Sequoia Deployment Services
3501 Cedar Avenue
(Council District 7)

A Conditional Use Permit to Construct and Maintain a Wireless Telecommunication Facility, Consisting of a Sixty-Five Foot (65') High Monopole Antenna Structure Designed as a Eucalyptus Tree with Accessory Equipment.

RECOMMENDATION:

Approve the Conditional Use Permit, subject to conditions.

MATTERS FROM THE AUDIENCE

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

- a. Updates:
 - 1) City Council Actions
 - 2) General Plan Update
- b. Preview of December 15, 2005 agenda
 - Joint Study Session on Long Beach Airport Environmental Impact Report
 - 1075 East Pacific Coast Hwy Conditional Use Permit for check cashing
 - 2201 North Lakewood Blvd Conditional Use Permit for check cashing
 - 1123 Junipero Condominium Conversion 9-units
 - 1201 Belmont Condominium Conversion 8-units
 - 1441 Locust Condominium Conversion 8-units
 - 1250 North Orange Avenue Conditional Use Permit for church
 - 433 Pine Avenue Adaptive reuse of former Newberry's Building for 18 residential condominiums & ground floor commercial.
- c. Upcoming availability
- d. Other

MATTERS FROM THE PLANNING COMMISSION

ADJOURN

The City of Long Beach intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, please call 48 hours prior to the event/program/service at 570-6351.